

Minutes
West Lafayette Historic Preservation Commission
Certificate of Appropriateness Sub-Committee
Morton Community Center
222 N. Chauncey Avenue Rm. 108
West Lafayette, IN 47906
August, 2016

The meeting was called to order at 6:00 p.m. by Peter Bunder, Chair, who presided.

Present: Peter Bunder, Jim Sondgeroth, Erik Carlson, Dale Dixon

Absent: Arnold Sweet

Commissioner Peter Bunder explained the process to the applicant present.

509 Dodge Street

Dale Dixon spoke about this property. Dixon expressed that the photos do the applicants request justice, continuing that there are crumbling concrete steps that are in need of replacement and new metal railing for safety concerns. The main area of consideration would be the small porch roof above the concrete porch.

Commissioner Jim Sondgeroth stated that the gable in picks up the vernacular of the neighborhood and continues the rhythm of the other rooves that continue down the street, which is a nice addition to the house itself. Commissioner Bunder commented on Commissioner's take on the gable. Commissioner Bunder invited the applicants of 509 Dodge Street to join the sub-committee at the table to speak on the application.

Pat Windle-Byers and Mike Byers from 4656 Winterstill Rd, Zionsville, IN approached the sub-committee. Pat Windle Byers added by stating that current water problems and to move water away form that area. Mike Byers added that there is also roof work that will occur, adding gutters to help with the water shed and the need to replace the the front porch.

Commissioner Bunder spoke in regards to the structure not being historic. Commissioner Sondgeroth moved to approve the Certificate of Appropriateness for 509 Dodge Street as stated at the sub-committee meeting. Commissioner Bunder seconded.

Vote: Yes- Bunder, Sondgeroth

No-

Sub-committee approved the recommendation of the Certificate of Appropriateness for 509 Dodge Street. Commissioner Bunder explained the next steps in the process for the approval of the COA. Mr. Byers asked if the Commission needs to approve paint color. Commissioner Bunder explained that the Commission has no authority in the ordinance over paint color.

249 Lincoln Street

Dixon spoke about the property. Owner removed the rear deck and replace with another rear deck. The deck will attach to the house, but not affect the house itself. Commissioner Bunder questioned if the deck can be seen from a public right-of-way. Dixon explained the deck can be seen from a public park, which was why a COA was suggested. Erik Carlson, new Director of Development, spoke about the plans presented at the sub-committee, stating that the COA would be needed for the trellis instead of the deck, since that would be seen from a public right-of-way, and not the deck since the deck would be blocked by the garage. Dixon stated that the COA would be referred to the deck as it will be touching the house.

Commissioner Sondgeroth spoke that the presentation of the COA was adequate and moved to approve the COA. Bunder seconded, but stated that the vote will wait until the sub-committee hears from the party that brought this COA to the Commission. Commissioner Bunder asked who would like to speak on 249 Lincoln Street to the public. Contractor Andy Haste of Riverside Construction, who is representing the property owner, spoke in regard to the COA that all the corresponding documents are presented to the sub-committee reflect the nature of the COA.

Commissioner Bunder continued to state that this property has a fascinating renovation history in regards to the historic district, but its history has nothing to do with the case at hand. Commissioner Bunder restates that this COA has been moved and seconded and called for a vote.

Vote- Yes: Bunder, Sondgeroth
No:

Sub-committee approved the recommendation of the Certificate of Appropriateness for 249 Lincoln Street. Bunder explained that the questions the sub-committee asks are can it be seen from a public right-of-way and does it affect the house. Haste asked if there was any reason to submit a COA in the first place. Commissioner Bunder stated that he wants to speak with the chair of the Commission and the new Director of Development before answering that question. Commissioner Bunder continued by stating when post-Director of Development used the phrase “belt and suspenders”, explaining that if there were any questions that were just raised, it would open to a public discussion, which Commissioner Bunder agreed was fair. Haste asked if the process could be refined so for similar projects does not have to go through the process, adding that “it was ludicrous” to go through all the paperwork for the COA. Haste also understood that the Commission is new but have a checklist of what does not need a COA. Bunder agreed and explained that that list was formed in the by-laws, but the City attorney said that the Commission cannot do that. Bunder agreed to look into refining the process. Haste asked if he could move forward with obtaining a permit to build. Carlson asked to exchange cards with the contractor so he could get back with Haste with answers to his questions.

405 North River Road

Mark Bousquet from GJ Gardner Homes, 4906 Hawthorn Ridge Dr., spoke about the property. He was present at the last full Commission meeting and asked the Commission if someone could walk the property and wanted to give an update on the project. He continued to explain that there is an existing structure on the property that they would like to repurpose. Bousquet passed out an image of a home they wish to build similar to. Commissioner Bunder explained that he was on vacation during the last meeting and this property is news to him. Bousquet asked for guidance for how to incorporate the existing structure. He continued to explain zoning issues for the property as well. It was stated that the image will be given to the full Commission and the property will be on the agenda the next full Commission meeting.

Bunder moved to adjourn the meeting. Commissioner Sondgeroth seconded. The sub-committee adjourned at 6:19 p.m.

Peter Bunder, Chair